

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 7, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-29204 - APPLICANT/OWNER: NEVADA POWER

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to C-V (Civic) on 12.33 acres at the southwest corner of Sahara Avenue and Spencer Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/11/08	The Planning Commission held in abeyance a request for a Site Development Plan Review (SDR-29203) for a Utility Substation located on 3.86 acres at the southeast corner of Sahara Avenue and Spencer Street to give the applicant time to address the commission's concerns. Staff recommended approval
12/04/08	The Planning Commission recommended approval of companion item SDR-29203 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #13/sg).
<i>Related Building Permits/Business Licenses</i>	
There are no related Building Permits or Business License that pertains to this site.	
<i>Pre-Application Meeting</i>	
07/17/08	A pre-application meeting was held with the applicant.
<i>Neighborhood Meeting</i>	
07/22/08	An open house was held at Cambridge Recreation Center at 3930 Cambridge Street from 4:30-7:30 PM, one member of the public was in attendance. No members of city staff were present at this meeting.
<i>Field Check</i>	
08/21/08	A field check was conducted on site. The Electric Substation is screened by a chain link fence around its perimeter and Oleander trees. On the residential masonry wall there is some graffiti and debris along the fencing.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.86

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Utility Substation and Utility Transmission Lines	PF (Public Facilities)	R-1 (Single Family Residential) Proposed: C-V (Civic)
North	Utility Transmission Lines	PF (Public Facilities)	R-1 (Single Family Residential) Proposed: C-V (Civic)
	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

South	Office and Commercial	Clark County	Clark County
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East	Automobile sales	C (Commercial) and O (Office)	C-2 (General Commercial)
	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Office	O (Office)	C-1 (Limited Commercial)
	Single-Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
A-O Airport Overlay District (200 Feet)	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The subject properties are designated PF (Public Facilities) and are located within the boundaries of the Southeast Sector Map of the General Plan. The Public Facilities category allows for large governmental building sites and complexes, police and fire facilities, hospitals and rehabilitation sites, sewage treatment and storm water control facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

This Rezoning proposes to change the site's zoning from R-1 (Single Family Residential) to C-V (Civic). The proposed C-V District is intended to provide for existing public and quasi public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.

This Rezoning has been submitted in conjunction with a Site Development Plan Review (SDR-29203) for a renovation of an existing Utility Substation with the addition of transmission line poles ranging from 22 feet to 152 feet in height on 3.86 acres at the southwest corner of Sahara Avenue and Spencer Street. Pursuant to Title 19.06.010, the development standards for a project in a C-V (Civic) District shall be established by the C-V (Civic) District approval and any corresponding Site Development Plan Review approval under Subchapter 19.18.050. Any future

development will require a review for a determination of appropriate development standards. The anticipated use of this property is an appropriate public purpose and the C-V (Civic) zoning district is compatible with the existing residential developments in the area; therefore, staff is in support of this request.

Las Vegas 2020 Master Plan

Objective 2.4: To ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced.

Policy 2.4.7: That the City maintain and renovate its public infrastructure within existing residential neighborhoods as needed.

The proposed Rezoning meets the intent of the policies and objectives expressed in the Las Vegas 2020 Master Plan with regard to Neighborhood Revitalization areas.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed Rezoning would bring the zoning at this site into conformance with the existing PF (Public Facilities) designation under the Southeast Sector Plan of the General Plan. The existing sites can accommodate the range of uses identified and is in compliance with the existing and proposed General Plan category.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The proposed Rezoning will be compatible with the residential developments and the C-V (Civic) zoning district in this area.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The proposed Rezoning conforms to the policies and objectives expressed in the Las Vegas 2020 Master Plan, which indicate “that the City maintain and renovate its public infrastructure within existing residential neighborhoods as needed.” Given the proposed General Plan designation of PF (Public Facilities) on the subject site, the Rezoning to the C-V (Civic) zoning district is appropriate for the area.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The subject site is adjacent to Sahara Avenue, a 100-foot wide Primary Arterial street that should be adequate to support the proposed use.

PLANNING COMMISSION ACTION

There were two speakers in opposition at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 10

SENATE DISTRICT 12

NOTICES MAILED 773 by City Clerk

APPROVALS 4

PROTESTS 12